

ENVIRONMENTAL PROTECTION COMMISSION
REGULAR MEETING/PUBLIC HEARING
MINUTES

December 3, 2008

7:30 P.M.

Room 206, Town Hall

Chairman Hillman called the meeting to order at 7:35 P.M. Commission Members Present: Peter Hillman, Michael Tone, Susan Cameron, Craig Flaherty, Rick Rohr, and Ellen Kirby.

Staff Present: Richard Jacobson

Court Reporter: Bonnie Syat

Mr. Hillman read the first agenda item:

EPC-61-2008, Christopher & Meredith Reed Karl, 33 Prospect Avenue, proposing a house addition within an upland review area. The site is shown on Assessor's Map #16 Parcel #69.

Jeff Titus, Titus Builders represented the applicant. He said they are proposing a kitchen addition on the rear of the house.

Mr. Hillman asked if they have a finished basement. Mr. Titus said no. Mr. Hillman asked if they have a sump pump. Mr. Titus said yes.

Steve Trinkus, P.E. said they are proposing to attenuate the increase in runoff. He described the criteria for the design of the rain garden. He said they are providing storage volume for a 2 inch rain storm.

Mr. Hillman asked where the sump pump will discharge. Mr. Trinkus said it was intended to discharge to the footing drain outlet pipe but they could route it to the rain garden.

Mr. Flaherty asked if they have done any soil testing in the area of the rain garden. Mr. Trinkus said the rain garden is shallow and will work in the upper 12" of the soil.

Ms. Cameron asked if 2 1/2 days is too long for water to sit in the rain garden. Mr. Trinkus said 72 hours or less would not create a mosquito problem and the vegetation would create an environment for mosquito predators.

Mr. Rohr asked if the rain garden might be too close to tree roots. He would like to see the planting plan approved by staff.

Mr. Flaherty requested the applicant provide soil tests in the rain garden area and foundation area, and provide a design with a rain garden overflow in lieu of a pipe. He asked the applicant look into moving the shed.

The Commission continued this application until January 7, 2009 to receive the additional information.

Mr. Hillman read the next agenda item:

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EPC-62-2008, David & Margaret Congdon, 85 Pembroke Road, proposing to modify existing driveway and landscaping within the upland review area. The site is shown on Assessor's Map #1 as Lot #9.

Karen Shopis, Landscape Architect, represented the applicant.

She said they are proposing modifications to the driveway and landscaping. There will be a reduction in the impervious coverage on the site.

Mrs. Hedlund, 91 Dorchester Road said she has concerns about the addition of an access for service vehicles on Dorchester Road.

The Commission continued this application until January 7, 2009 to receive more information from Ms. Shopis regarding the Dorchester Road side of the property.

Mr. Hillman read the next hearing item:

EPC-57-2008, Steve and Valerie Baker, 25 Hamilton Lane, proposing to amend the Regulated Wetland and Watercourses Map. The site is shown on Assessor's Map #10 as Lot #39.

Attorney Wilder Gleason represented the applicant.

Mr. Hillman said the Commission received the soils report from Henry Moeller and the new property survey. He asked if there were any members of the public who wished to speak. No one from the public wished to speak.

Mr. Hillman made a motion to close the public hearing. Mr. Flaherty seconded the motion and it passed unanimously.

Mr. Hillman made a motion to approve the amendment. Mr. Flaherty seconded the motion and it passed unanimously.

Mr. Rohr made a motion to approve the minutes of November 5. Ms. Cameron seconded the motion and it passed unanimously.

Mr. Hillman made a motion to approve the minutes of November 19. Mr. Tone seconded the motion and it passed unanimously.

Mr. Hillman said the Commission would hear EPC-63-2008, Leslie Sutton, 227 Old Kings Highway South, proposing to reconstruct a seawall on Gorham's Pond. The site is shown on Assessor's Map #49 as Lot #45.

Ms. Cameron was recused for this application and left the meeting.

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Jay Condon, Condon Builders, said they are proposing to reconstruct an existing wall. He said they had DEP approval. He outlined the construction procedure.

Mr. Tone asked what the consequences would be if there were no action taken. Mr. Condon said that eventually the wall would collapse into Gorham's Pond.

Mr. Flaherty asked about the restoration of the disturbed area. Mr. Condon said they would reseed with meadow mix. Mr. Flaherty asked if it was their intent to let the meadow area grow. Mr. Condon said yes, they would maintain a 20 foot buffer as meadow.

Mr. Rohr asked about the backfill material. Mr. Condon said the existing material is porous enough and they would add pipes through the wall.

Mr. Tone made a motion to approve the application with stipulations including a 20 foot natural buffer area. Mr. Rohr seconded the motion and it passed 5-0.

Mr. Rohr made a motion to adjourn. Mr. Tone seconded the motion and it passed unanimously. The meeting adjourned at 8:55 P.M.

Respectfully submitted,

Richard B. Jacobson
Environmental Protection Officer